035.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	778,500 / 778,500
					USE VALUE:	778,500 / 778,500
					ASSESSED:	778,500 / 778,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35	-37	HILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STERN NAYDA J & ALAN N/ TRS
Owner 2:	NAYDA J STREN TRUST
Owner 3:	
Street 1:	3247 BRENFORD PLACE
Street 2:	
Twn/City:	LAND O LAKES
St/Prov:	FL Cntry: Own Occ: N
Postal:	34638 Type:

PREVIOUS OWNER

Owner 1:	STERN NAYDA J -
Owner 2:	-
Street 1:	3247 BRENFORD PLACE
Twn/City:	LAND O LAKES
St/Prov:	FL Cntry:
Postal:	34638

NARRATIVE DESCRIPTION

This parcel contains 3,923 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2219 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3923.000	434,400		344,100	778,500
Total Card	0.090	434,400		344,100	778,500
Total Parcel	0.090	434,400		344,100	778,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.83 | /Parcel: 350.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	23904
GIS Ref	
GIS Ref	
Insp Date	11/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 035.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	434,600	0	3,923.	344,100	778,700	778,700	Year End Roll	12/18/2019
2019	104	FV	339,600	0	3,923.	311,900	651,500	651,500	Year End Roll	1/3/2019
2018	104	FV	339,600	0	3,923.	295,700	635,300	635,300	Year End Roll	12/20/2017
2017	104	FV	318,500	0	3,923.	258,100	576,600	576,600	Year End Roll	1/3/2017
2016	104	FV	318,500	0	3,923.	220,500	539,000	539,000	Year End	1/4/2016
2015	104	FV	283,900	0	3,923.	204,300	488,200	488,200	Year End Roll	12/11/2014
2014	104	FV	283,900	0	3,923.	169,400	453,300	453,300	Year End Roll	12/16/2013
2013	104	FV	295,400	0	3,923.	161,300	456,700	456,700		12/13/2012

!2829!

PRINT

Date	Time
12/10/20	18:10:48

LAST REV

Date	Time
02/05/19	12:56:42
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2829

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STERN NAYDA J,	1523-102		3/7/2018	Convenience	1	No	No		
O CONNELL CAROL	1221-172		5/30/2000		389,000	No	No		
GANIM ELIAS/ETA	1117-46		9/30/1993		175,000	No	No		Y

USER DEFINED

Prior Id # 1:	23904
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/24/2014	1578	Manual	12,900					Remove and replace

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
1/16/2009	Meas/Inspect	372	PATRIOT
11/9/2000	Hearing N/C	153	PATRIOT
9/30/2000	MLS	HC	Helen Chinal
2/28/2000	Mailer Sent		
2/24/2000	Measured	263	PATRIOT
10/1/1981		RT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3923		Sq. Ft.	Site		0	64.	1.37	3									344,122						344,100	

Total AC/HA:	0.09006	Total SF/SM:	3923	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	344,122	Spl Credit		Total:	344,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.17737317
Const Adj.:	0.98000199
Adj $ / SQ:	196.151
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	590165
Depreciation:	155803
Depreciated Total:	434361

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

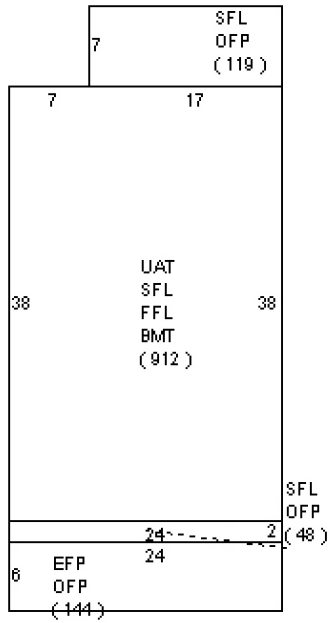
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	196.15
Special Features:	0	Val/Su Net:	121.14
Final Total:	434400	Val/Su SzAd	218.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,079	196.150	211,647
BMT	Basement	912	58.850	53,667
FFL	First Floor	912	196.150	178,890
OFP	Open Porch	311	21.370	6,646
UAT	Upper Attic	228	137.310	31,306
EFP	Enclos Porch	144	45.210	6,510

	Net Sketched Area:	3,586		Total:	488,665
Size Ad	1991	Gross Are	4270	FinArea	2219

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc